

Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II

(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JUNE 6, 2018

SUBJECT: DR18-28, HAWKINS DESIGN GROUP

STRATEGIC INITIATIVE: Economic Development

Encourage the protection and expansion of the land designated in the General Plan for Employment uses.

REOUEST

DR18-28, Hawkins Design Group: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.07 acres, generally located at the northwest corner of Horne Street and Harwell Road, and zoned Light Industrial (LI).

RECOMMENDED MOTION

Staff request input only. No motion required.

APPLICANT/OWNER

Company: Cawley Architects, Inc. Company: Hawkins Design Group, Inc.

Name: David Fulk Name: Dave Hawkins

Address: 730 N. 52nd Street, Suite 203 Address: 2152 S. Vineyard Ave., Ste 107

Phoenix, Arizona 85008 Mesa, Arizona 85210

Phone: 602-393-5060 Phone: 480-813-9000, ext 203 Email: davidf@cawleyarchitects.com Email: dave@hawkinsdg.com

BACKGROUND/DISCUSSION

History

Date	Description
February 15, 2005	Town Council approved Z03-13 (Ordinance 1631), rezoning approx.
	38 acres from (AG) Agricultural to (C-2) General Commercial and
	(I-1) Garden Industrial for property located west of the southwest
	corner of Cooper Road and Baseline Road.
August 29, 2006	The approved Final Plat for the Fuller Commercial Center II was
	recorded with the Maricopa County Recorders Office.

Overview

The applicant is proposing to construct a new industrial office/warehouse building consisting of approx. 12,274 total square feet (6,789 sq. ft. of office space and 2,449 sq. ft. of warehouse space), generally located on Horne Street just south of Baseline Road.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial (LI)	Light Industrial (LI)	Granger Industrial Supply
South	Light Industrial (LI)	Light Industrial (LI)	Senergy Petroleum
East	Regional Commercial (RC)	Regional Commercial (RC)	Shoppes at Gilbert Commons Phase 3
West	Light Industrial (LI)	Light Industrial (LI)	Vacant land
Site	Light Industrial (LI)	Light Industrial (LI)	Vacant land

Project Data Table

Site Development	Required per LDC	Proposed
Regulations		
Maximum Building Height	45'	28'
Minimum Building Setbacks		
Front	30'	134'
Side to street	20'	23'
Side to non-residential	0'	48'
Rear to non-residential	0'	118'
Minimum Required Perimeter		
Landscape Area		
Front	25'	25'
Side to street	20'	20'
Side to non-residential	5'	5'
Rear to residential	5'	5'

Landscaping (% of lot area)	15%	24%
Parking Spaces	28 spaces	28 spaces

DISCUSSION

Staff is currently processing the 2nd review of the project and is supportive of the overall development and is requesting a Study Session to receive general Planning Commission/DRB input concerning the development of the site.

Site Plan:

The proposal consists of a new office/warehouse industrial building with approx. 12,274 total square feet (6,789 sq. ft. of office space and 2,449 sq. ft. of warehouse space), generally located on Horne Street just south of Baseline Road.

The overall site is currently vacant land and consists of two (2) lots that total 1.07 acres that will be combined to accommodate the proposed development. The site is more specifically located on the northwest corner of Harwell Road and Horne Street and will have one shared access point off of Harwell at the southwest corner of the site and a secondary access point off Horne Street that will be exit only. The building has been situated in a fashion that is generally centered with parking fields located on the north and south portions of the site. The parking area along the northern boundary will be a secured parking area that will be entirely screened from view by an 8' high CMU screen wall. Public access will be drawn from the shared access point at the southwestern portion of the site. A pedestrian walkway will be located along the southern and western boundaries and connect to the front entrance of the building via a walkway from the eastern property boundary. The site fencing includes an 8' high perimeter screen wall on the northern and western property line, and a 3' high parking screen wall located in front of the parking stalls along Horne Street and Harwell Road.

Based on the parking ratios of office/warehouse, 28 parking spaces are required and 28 spaces would be provided. Bicycle parking will be provided near the main entrance of the building at the southwest corner of the site with 4 total bike spaces. The site incorporates approximately 13 covered parking spaces located along the southern boundary along Harwell Road.

One (1) employee amenity area has been provided at the southwestern corner of the building behind the secure area, consisting of a steel trellis covered patio and tables, which will provide both natural shading and shading from the building.

Landscape Plan:

The landscape plan proposes a varied palette of trees and shrubs. The types of trees include: Mondel Pine, Live Oak and Texas Mountain Laurel. Some of the shrub and ground cover types include: Valentine Bush, Webber's Agave, Red Yucca, Orange Jubilee, Gopher Plant and New Gold Lantana. Foundation landscaping is primarily located along the eastern elevation with some supplemental landscaping south and east of the building near the employee area. No foundation landscaping is proposed in the secure vehicle area, which will not be visible or accessed by the public.

Building Elevations:

The proposed building will be 28' tall with the primary entrance to the building being defined by a unique steel framed canopy feature over the main entry glass wall and replicated over the office windows to further enhance the façade of the building. The main construction material for the building will be smooth face regular struck CMU block articulated with various coursing enhancements around the entire building including stucco accents, steel canopies, and glass for all windows. The roofing and general massing is relatively flat with parapet roofing at the top of the building. The proposed color palette consists of mainly three (3) different shades of gray for all building walls, a greenish teal color for the stucco accents above the canopy along the front of the building and a white color for the steel canopies above windows, employee amenity area trellis and the parking canopies along Harwell Road.

Grading and Drainage:

On-site retention will be provided in underground and above ground retention basins within the landscape areas along the street frontage and within the parking lots. Town Engineering Staff is in the process of analyzing all proposed site grading and drainage to ensure compliance with all Town standards.

Lighting and Signage:

Wall mounted light fixtures are attached to the building on the north, west and south sides. No freestanding light poles are proposed on the site as a parking is close enough to the building to ensure sufficient site lighting and security.

At this time the only signage proposed on the site will be wall signs attached to the building. The applicant will be submitting signage permits separately at a later date and Staff will continue to ensure compliance with all sign code requirements.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require a public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Overall building architecture and site design.

Respectfully submitted,

Keith Newman Planner II

Attachments and Enclosures:

1) Vicinity/Aerial Map

- 2) Site Plan
- 3) Landscape Plan
- 4) Lighting Plan
 5) Grading and Drainage Plan
 6) Building Elevations
 7) Floor Plan

- 8) Colors and Materials





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PROJECT SITE NOTES

I. ALL UTILITY LINES LESS THAN 69kV ON CONTIGUOUS TO THE SITE SHALL SE INSTALLED OR RELOCATED UNDERGROUND

2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE, SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AIGLES, TRASH ENCLOSURES ARE NOT REQUIRED IN LYSIVE MIGLEO, IRAGH ENCLOSINGS ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED NISIDE AND ENCLOSED YARD WHICH IS SCREENED BY A PERMETER WALL AT LEAST 6 FEET IN HEIGHT.

3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE RILLY SCREENED FROM YIEU BY A 8' SOLID MASONY WALL. BUSINEAL STORAGE SCREEN WALLS SHALL BE INISHED UHERE THEY ARE EXPOSED TO PUBLIC YIEU FROM STREETS OR ADJACENT NON-INDISTRIAL WEBS.

4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABNET SHALL BE FULLY SCREENED PROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY DE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.

- A PLLY RECESSION THE CARRIET INTO THE BUILDING AND THE CARRIET TO A SOLID DOOR OR DOORS SEPARATE FROM THE CARRIET OF A SOLID DOOR OR DOORS SEPARATE FROM THE CARRIET OF A STRAIGHT WALL PARALLE, TO THE CARRIET, DEPENDING OF THE CARRIET OF THE CARRI

5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.

A THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL WINTS OR EY LOCATING THE MECHANICAL BUINTENT BEHIND THE ROOF PLANES IN THE CASE OF A MANSARD, HOP OR OTHER THAN FLAT ROOF.

8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIBU (FROM STREETS OR SURROUNDING COMPRISED WESS DESCRIPTION WESS DESCRIPTION OF DECORATIVE WALLS AND AN EXPRESENEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.

9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE

- (Ø. ALL BACKFLOU PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6" RADIUS OF THE DEVICE. ALL BACKFLOU PREVENTESS LESS THAN 2" SHALL BE PLACED IN A WIRE CACE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.

II. ALL FREESTANDING LIGHT POLES SHALL:

- A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
- ISLANDS.

 B. HAVE CONCRETE BASES PAINTED TO MATCH THE FRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREED MALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30° PROM ADJACENT GRADE.

 C. BE LOCATED TO AVOID CORNILCT WITH TREES.

12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE L.D.C. INCLUDING A MAXIMUM PREESTANDING LIGHT FIXTURE HEIGHT OF 25".

S. LANDSCAPED AREAS ADJACENT TO FIRST CRIMIT OF HAIR SHALL SE POANTED AND NATURALITY CONTONERS TO MORE THAN 50% OF THE REQUIRED (RICHIT-OF-HAIY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION, RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A AH MAXIMAN.

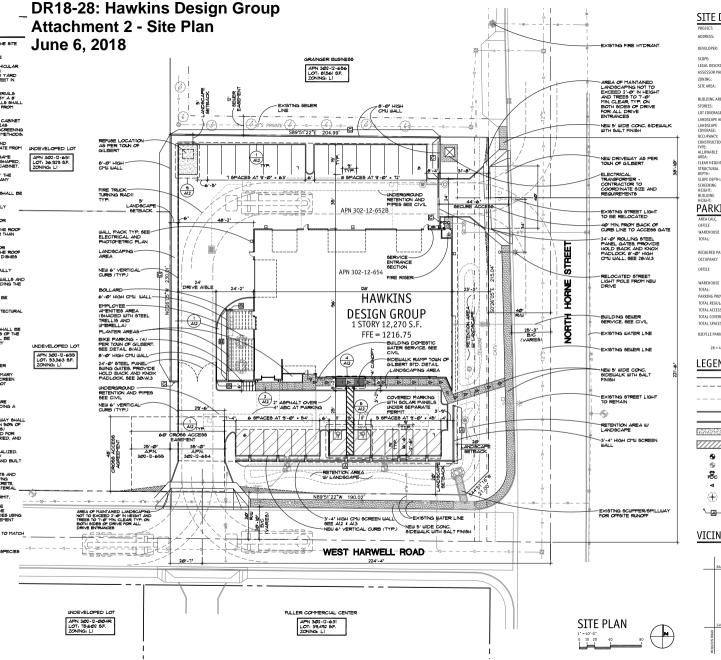
14. COMMERCIAL BUILDING DOUNSPOUTS SHALL BE INTERNALIZED.
INDUSTRIAL BUILDINGS MAY USE EXPOSED DOUNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.

S. COPTERCIAL, DEVALOPTENT VEHICLAR ACCESS PONTS AND PEDESTRIAN ACCESS MAYS MALL NOLLIDE SEPECIAL PANNET PEDESTRIAN ACCESS MAYS MALL NOLLIDE SEPECIAL PANNET PEDATEMENT SUCH AS INTEGRAL COLORED 57 APPED CONCRETE, BOAVANTE, OR SHILL AR ALTERNATIVE, LOCATION AND THAT WAS AND APPROVED BY THE PLANNING SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PROVED TO THE ISSULANCE OF A BUILDING PERMIT.

IS. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONSY WALL. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS, COLORES AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.

II. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.

IS. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZES.



SITE DATA

NWC N. HORNE STREET & W. HARWELL ROAD

DEVIET OPER HODNE & HARWELL LLC

A NEW LIGHT INDUSTRIAL BUILDING LEGAL DESCRIPTION: SEE CIVIL ASSESSOR PARCEL #: 302-12-6528, 302-12-654

ZONING SITE AREA: #/-55 320 S F (GROSS) (#/-1 27 GROSS #CRES)

12 274 S F GROSS STORIES: SINGLE STORY LOT COVERAGE:

LANDSCADE ADEA. LANDSCAPE CONTERACE B / S-1 OCCUPANCY: 111 P

ALLOWABLE 12,500 S.F. (SINGLE STORY w/ SPRINKLERS)

CLEAR HEIGHT 18'-0" STRUCTURAL 21'-0" 1/4" PER 1'-0" MIN. SCREENING

HEIGHT: BUILDING

28'-0" TOP OF PARAPET

PARKING CALCULATIONS 1ST FLOOR 2ND FLOOR

	OFFICE	6,034	-		
	WAREHOUSE	6,240	-	-	
	TOTAL:	12,274	-	-	
	REQUIRED PARKS	NG CALCS			
	OCCUPANCY	S.F.	FACTOR	TOTAL	
	OFFICE	5,427 (EXCLUDES 607 S.F. OF RESTROOMS & PREMAKENT STO.)	1:250 SF	22	
	WAREHOUSE	6,240	1:1,000 SF	6	
	TOTAL:			28	
	PARKING PROVID	ED			
	TOTAL REGULAR	SPACES		15	
	TOTAL ACCESSIB	LE SPACES		2	
TOTAL COVERED SPACES		SPACES		13	
	TOTAL SPACES OF	SITE		28	
	BICYCLE PARKING CALCS				
	R	ATIO	REQUIRED	PROVIDED	
	00 - 10 0	A DISTRICT CRACES			

LEGEND

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
	6' CURB
	SITE WALL
44.74	SALT FINISH CONCRETE SIDEWALK
//////	PAINT STRIPING ON PAVEMENT
•	NEW FIRE HYDRANT

EXISTING FIRE HYDRANT FIRE DEPARTMENT CONNECTION ACCESSIBLE ROUT / PATH OF TRAVEL

FIRE RISER

SITE IIIALI TYPES SEE AL2

VICINITY MAP NES



NOTICE OF ALTERNATE BILLING cond the owner or its ent shall provide this written

ARCHITECTS

730 N. 52nd St. Ste. 203

Phoenlx, Arlzona 85008

CawleyArchitects.com

HAWKINS

NWC N. HORNE

AND W. HARWELL

ARIZONA 85233

DESIGN GROUP

CII REDT

DATE

10-10-2017

DR SUBMITTAL

BLANKS MEETING

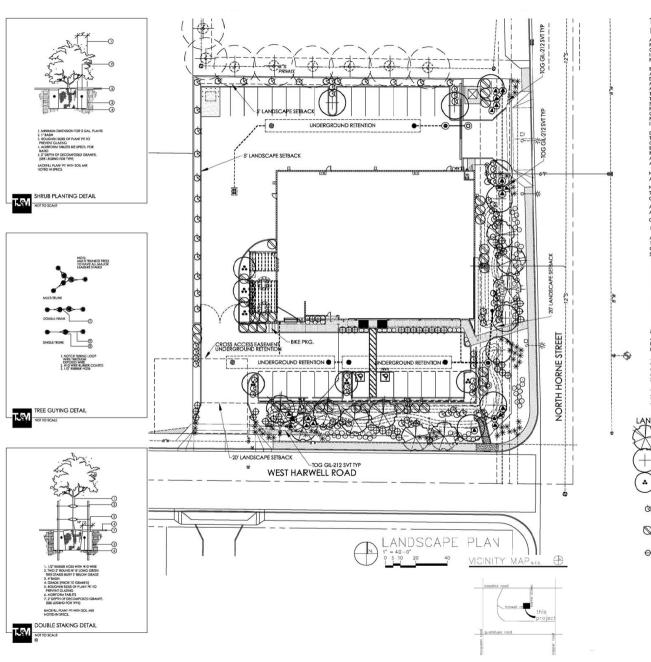
2ND DR SUBMITTAL 05-10-2018

PRICING SET-REVISED

DDE ADD CHDMITTAL

The architectural design and data presented in these documents is on Instrument of service provided by Cowles And Tanks

or conflicts between these documents actual field conditions shall be reporte Cowley Architects for resolution prior t



TOWN OF GILBERT LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION, IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING, A CD IN POFFORMAT AS-BUILTS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED
TESTER, AND THE RESULTS FORWARDED
TO THE TOWN OF GILBERTS BACKFLOW SPECIALIST, THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE

ESSIGN OF ANY WALLS, STIETY MONUMENT SIGNINGS OR RAMADAS, INHAMAY BE PRESENTED HERM NAVE BEEN REINEWD AS CONCEPTIVAL ONLY AND WILL REQUIRE A SEPARALE REVIEW AND FERMIT FROM THE BUILDING OP BATTERNETH, INNO CASE SHALL THE OPPROTED WALLS ENTRY MONUMENT SIGNIAGE OR RAMADAS BE CONSIDERED FINAL APPROVAL BY THE PLANNING DEPARMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF HIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA _SPECIFICATIONS.) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED. INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. COSE COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS.
CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC.
SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS, CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL, LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES REFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GLBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OT THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS, SEE: GILBERT MUNICIPAL AND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GIBERT BACKFLOW SPECIALIST,
THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

LANDSCAPE LEGEND

PINUS ELDARICA MONDEL PINE 24" BOX (MATCHING QUERCUS VIRGINIANA LIVE OAK

SOPHORA SECUNDIFLORA

TEXAS MOUNTAIN LAUREL

EREMOPHILA MACULATA VALENTINE BUSH 5 GALLON

TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON

HESPERALOE PARVIFLORA 0 5 GALLON

- AGAVE WEBERII WEBBER'S AGAVE 15 GALLON
- LANTANA MONTEVIDENSIS 'NEW GOLD'
- EUPHORBIA RIGIDA GOPHER PLANT 1 GALLON

1/2" SCREENED MADISON GOLD DECOMPOSED GRANITE
2' DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE CALCULATIONS:

OFF-SITE LANDSCAPE: 3734 SQ.FT. ON-SITE LANDSCAPE: 8090 SQ.FT. TOTAL LANDSCAPE: 11824 SQ.FI



T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTUR URBAN DESIGN SITE PLANNING

10450 N. 74th Street , Suite 120

730 N. 52nd St. Ste. 203 Phoenix, Arizona 85008 P 602.393.5060

CawleyArchitects.com

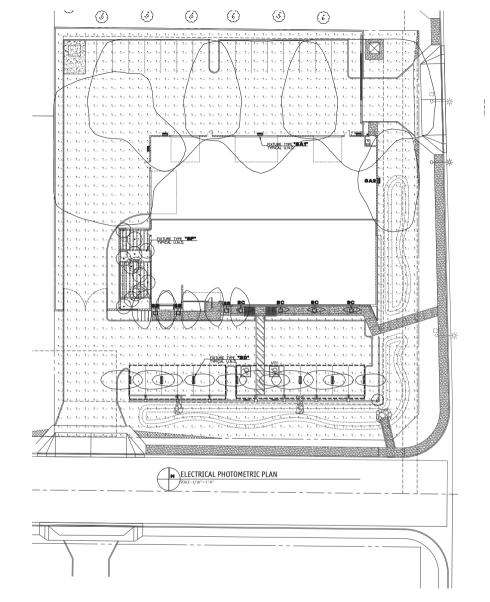


HAWKINS DESIGN GROUP

NWC N. HORNE AND W. HARWELL GILBERT ARIZONA 85233

DATE

La.01



Luminaire Schedule								
	Symbo:		Description	Mounting Height	LLF	Lumens	Watts	Qty
SAl			RZR-WM2-IV-FT-40PLED-700mA-NW		0.920	8323	86.7	4
SA2		U.S. ARCHITECTURAL LIGHTING	RZR-WM1-III-M-20PLED-350mA-NW	12'	0.920	2509	22.3	1
SB			S7270W_14	8'	0.920	951	24	3
SC-D				8'		25	3.75	4
SC-U		iGuzzini illuminazione S.p.A		8 '	0.920	25	3.75	4
SD1		iGuzzini illuminazione S.p.A	BB72_LF05	10.5'	0.920	2065	32	6
SD2		iGuzzini illuminazione S.p.A		10.5'	0.920	2065	32	5
SF		Tegan Lighting	EX5-FCG	11'	0.920	247	5.29	11

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site_Planar	Illuminance	Fc	1.04	3.9	0.0	N.A.	N.A.



730 N. 52nd St. Ste. 203 Phoenix, Arizona 85008 P 602.393.5060

CawleyArchitects.com



HAWKINS DESIGN GROUP

NWC N. HORNE AND W. HARWELL GILBERT ARIZONA 85233

ATE

PRICING SET-REVISED 10-10-2017 PRE-APP SUBMITTAL 12-27-2017 DR SUBMITTAL 01-30-2018

CYCLE:
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available for the owner or the owner's designation (see owner's telephone number and ad on copies theeth and the owner or the.)

The architectural design and a presented in these documents

Architects.

All discrepancies found in these document or conflicts between these documents or citizen field conditions shall be reported Cowley Architects for resolution prior to commencement of the work.

Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.





IF DRAWING IS NOT PLOTTED AT XX x XX THEY ARE NOT FULL SIZE

DR18-28: Hawkins Design Group OWNER PRELIMINARY GRADING AND DRAINAGE PLAN Attachment 5 - Grading and Drainage Plan HARWELL & HORNE June 6, 2018 APN: 302-12-654 ENGINEER W. HARWELL RD. & N. HORNE ST. EG APPLIED SCIENCES GILBERT, AZ 85233 2409 V INDIAN SCHOOL R WONDALE AZ 85392 E23-536-1993 CONTACT: NATE COTTRELL ARWELL RD. 12 DEVELOPER (3) HORNE & HARWELL L.C. 310 N. PORTLAND AVENUE GLBERT, ARIZONA B5234 VICINITY MAP SCALE: NTS AREA = 63,587.36 S.F. (1.46 AC)
NET AREA = 47,016.37 S.F. (1.08 AC) 7 7 (9) DRAINAGE -12.0' EASTMENT LEGAL DESCRIPTION -6 4' SEWED A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA. NG AND DRA FOR LL & HORNE ED. & N. HORNE S' RRIZONA 85233 -FX TC=16.1 ACCROBING TO FEMA FLOOD INSURANCE RATE WAP NO.
04010C2264M DATED NOVEMBER 04, 2015, THE SUBJECT
PROPERTY IS LOCATED IN ZONE SHADED-X. ZONE SHADED-X
DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF
100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN
FOOT OR WITH DEPTHS AVERAGE SESS THAN I SQUARE MILE; P=16.40-12 TANK 'A'
TOTAL VOL=
5,027 CF P-1620 (B) (25) AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. GR=15.80-HARWELL & HARWELL & HARWELL RD. & GILBERT, ARIZ OFFSITE DRAINAGE

NO OFFSITE ROWS FROM ADJACENT PARCELS ADVERSLY AFFECT HILL SITE. SURFOLINDING BEYELOMENTS RETAIN OR HAVE ADJACENT ROW S ACCEPTED AND ROUTED TO THE RETENTION BASINS. 8' x 100' TANK GRADING (33) (18) -(33) P=16.30 KEYNOTES #

1. NEW ASPHALT FAVEMENT
2. NEW CONCRETE PAVEMENT
3. NEW CONCRETE CURB ~9B=16.75 PRELIMINARY 17 (37) LP=1675 NEW CONCRETE MONOLITHIC CURB & SIDEWALK (39) -P=16.15 NEW SIDEWALK RAMP NEW CONCRETE DRIVEWAY - GIL 210 EXISTING SEWER LINE. 8. EXISTING FIRE HYDRAN EXISTING FIRE HTLPGANT
 EXISTING WATER LINE.
 LO. EXISTING ELECTRIC LINE.
 NEW SCREEN WALL
 NEW TRASH ENCLOSURE. TOTAL VOL= 1,043 CF (14) 12. NEW TRASH ENCLOSURE.

13. ENSTING SEWER MANHOLE.

14. NEW 4:1 SIDE SLOPE, RETENTION BASIN.

15. NEW STORAGE TANK, LENGTH AND WIDTH AS SHOWN.

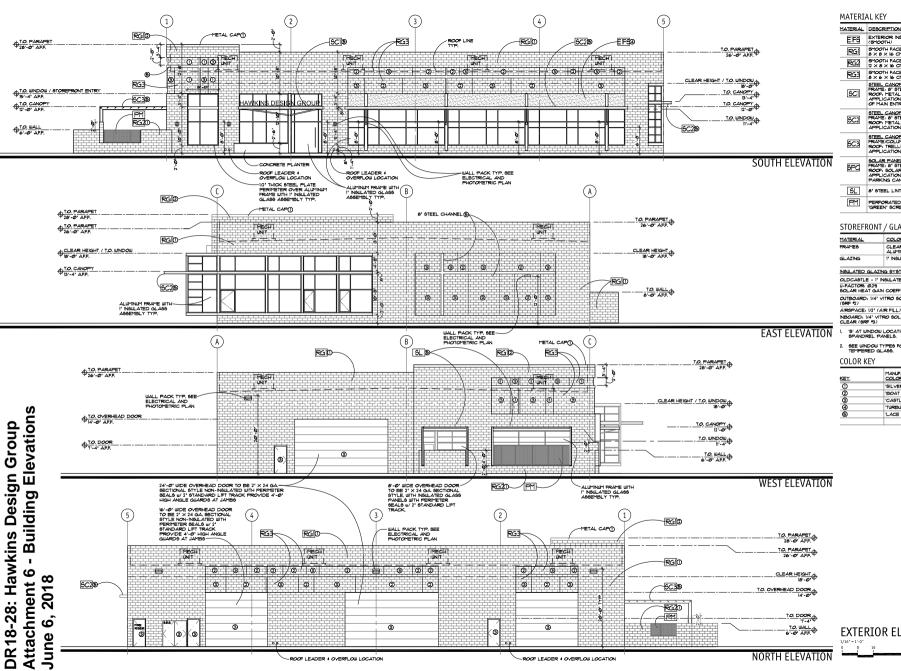
16. NEW DUAL CHAMBER DRY—WELL FFE=1216.75 0 17. NEW HOPE DRAIN PIPE. 18. NEW CATCH BASIN. 19. NEW CURB OPENING 26 11) 20 NEW RIP-RAP 20. NEW RIP-RAP
21. NEW CONCRETE SIDEWALK
22. NEW PARKING CANOPY
23. NEW WATER LINE
24. NEW RIPE LINE
25. NEW ROLLING GATE
26. NEW SEWER LINE
27. EDISTING SEWER SERVICE В EX TC=16.00 TANK 'B' 'C' (5) TOTAL VOL= 3,519 CF EACH 161 SEWER 18 GR=14.80 INV=7.00 27. EXISTING SEVEN SERVICE
28. EXISTING WATER STUB NOT USED
29. BACKFLOW PREVENTOR FOR DOMESTIC
30. BACKFLOW PREVENTOR FOR LANDSCAPE
31. EXISTING WATER METER. EX G=15.68r⁽²¹⁾ FG=16.2 32. NEW BUILDING MOUNTED FDC WITH INLINE BFP 33. SURFACE GRADE BREAK
34. EXISTING LIGHT POLE. TO BE RELOCATED.
35. EXISTING LIGHT POLE. PROTECT IN PLACE.
36. DEMO AND REMOVE LOWER PORTIONS OF EXISTING ın P=16.28 P=16.10 GB=16.14 10 EX G=15.70-9 37. NEW 8"x6" TAPPING SLEEVE AND VALVE 38. NEW CONCRETE PAD.
39. CONNECT TO BUILDING R.D.L. PRIMARY 'B' 8' x 70' TANK TANK 'C' 8' C -(21) FG=16D4-CFX TC=15 B RETENTION CALCULATIONS 100-YR, 2-HR STORM EVENT REQUIRED FOR THE GROSS AREA (557,485 SF) OF THE SITE, SPLIT INTO TWO WATERSHEDS. WATERSHED #1 — NCRTH

Vreq = C*A*P/12
C = 0.90
A = 22,167 S.F.
P = 2.30 IN

Vreq = 3,824 CF WATERSHED #2 - SOUTH

Vreq = C*A*P/12
C = 0.90
A = 40,754 S.F.
P = 2.30 IN

Vreq = 7,030 cf EX TC=15|60-VOLUME PROVICED
TANK 'B'
TANK 'C'
EAST BASIN
SOUTH BASIN VOLUME PROVIDED SOUTH BASIN TOTAL VOL= 1,674 CF (14) 5,027 CF WEST HARWELL ROAD N89'51'22"W 543.31" TOTAL VOLUME 5,027 cf TOTAL VOLUME ARIZONA 811 C0.01



MATERIAL DESCRIPTION EIFG EXTERIOR INSULATED FINISH SYSTEM SMOOTH FACE REGULAR STRUCK 8 × 8 × 16 CMU SMOOTH FACE REGULAR STRUCK 12 × 8 × 16 CMU

STEEL CANOPY:
FRAME: 8' STEEL CHANNEL
ROOF: METAL B-DECKING
APPLICATION: NTERIOR & EXTERIOR
OF MAIN ENTRY

STEEL CANOPY:
FRAME: 8' STEEL CHANNEL
ROOF: METAL B-DECKING
APPLICATION: EAST ELEVATION

STEEL CANOPY: FRAME/COLUMN: STEEL I-BEAM ROOF: TRELLIS APPLICATION: EMPLOYEE AMENITY

SOLAR PANEL CANOPY: FRAME: 8' STEEL CHANNEL ROOF: SOLAR PANELS APPLICATION: SOUTH ELEVATION AND PARKING CANOPY

8' STEEL LINTEL PERFORATED METAL 'GREEN' SCREEN

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	CLEAR ANODIZED ALUMINUM
GLAZING	I' INSULATED BLUE REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION OLDCASTLE - I' INSULATED GLAZING SYSTEM SOLAR HEAT GAIN COEFFICIENT (SHGC): Ø.18

INBOARD: 1/4" VITRO SOLARBAN 60 ON CLEAR (SRF '3)

'8' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.

SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

ŒY	MANUF DUNN EDWARDS COLOR NAME:
0	'SILVER POLISH' DE6374
0	'BOAT ANCHOR' DE6311
<u> </u>	'CASTLE ROCK' DE6375
@	'TURBULENT SEA' DE58Ø3
6	'LACE VEIL' DE6312

CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203 Phoenix, Arizona 85008 P 602.393.5060

CawleyArchitects.com



HAWKINS DESIGN GROUP

NWC N. HORNE AND W. HARWELL GILBERT

ARIZONA 85233

PRICING SET-REVISED 10-10-2017 PRE-APP SUBMITTAL 12-27-2017 DR SUBMITTAL 02-14-2018 BLANKS MEETING 05-03-2018 2ND DR SUBMITTAL 05-10-2018

NOTICE OF ALTERNATE BILLING

on cover sheet) and the owner of its designated agent shall provide this written description upon request

The architectural design and data presented in these documents is on Instrument of service provided by Cowle and these

All altarepondes found in these or conflicts between these documents a actual field conditions shall be separted Cowley Architects for resolution prior to

EXTERIOR ELEVATIONS

A7.1





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MATERIAL KEY

/ I L I I I I	II LIMAL KLI			
TERIAL	DEXCRIPTION			
EIFS	EXTERIOR NOULATED FINISH SYSTEM (SMOOTH)			
RGI	SMOOTH FACE REGILAR STRUCK 8 × 8 × 16 CMU			
RG2	8M00TH FACE REGILAR STRUCK 12 X 8 X 16 CMU			
RG3	8M0OTH FACE REGILAR STRUCK 8 > 6 × 16 CMU			
5C1	STEEL CANOPY: FRAME: 8' STEEL CHANNEL ROOF: METAL B-DECKING APPLICATION: INTERIOR 4 EXTERIOR CEMAIN ENTRY			

STEL CANOPY.

FRAME: 8' STEEL CHANNEL

ROP: METAL B-DECKING

APPLICATION: EAST ELEVATION

SCEL CANOPY:
FRAME/COLUMN: STEEL I-BEAM
ROOF: TRELLIS
APPLICATION: EMPLOYEE AMENITY

SCI. AP BANGE CANOPY:

SOLAR PANEL CANOPY:
FRAME: 8' STEEL CHANNEL
ROOF: SOLAR PANELS
APPLICATION: SOUTH ELEVATION AND
PASKING CANOPY

SI
8' STEEL LINTEL

PM PERFORATED METAL 'GREEN' SCREEN

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	CLEAR ANGDIZED ALUMINUM
GLAZING	I' INSULATED BLUE REFLECTIVE
NBULATED GL	4ZING SYSTEM SPECIFICATION

OLDCASTLE - ! INSULATED GLAZING SYSTEM U-FACTOR: Ø24 SOLAR HEAT GAN COEFFICIENT (SHGC) : Ø38 CUTBOARD: 1/4 VITRO SOLARCOOL BLUE (SKE *1)

(SRF 12)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" YTRO SOLARBAN 60 ON
CLEAR (SRF 13)

'8' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.

 SEE WINDOU TYPES FOR LCCATIONS OF TEMPERED GLASS.

COLOR KEY

EAST ELEVATION

KEY	MANUF DUNN EDWARDS COLOR NAME:
0	'SILVER POLISH' DE6374
0	"BOAT ANCHOR" DE6377
0	'CASTLE ROCK' DE6375
4	TURBULENT BEAT DE58@3
0	'LACE VEIL' DE6372

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HAWKINS DESIGN GROUP

NWC N. HORNE AND W. HARWELL GILBERT ARIZONA 85233

DATE

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DR SUBMITTAL 02-14-2018

BLANKS MEETING 05-03-2018

2ND DR SUBMITTAL 05-10-2018

NOTICE OF ALTERNATE BILLING

CT-CCT.

The contract above the owner to require submane of beings or estimates in being or potential that the contract of the

ne architectural design and data esented in these documents is an strument of service-grevided by Cow

All decepancies found in these decurrie or condicts between these documents as octooffield conditions shall be reported if Cauder Architects for resolution prior to commencement of the work. Decrepancies between bid amounts and

EXTERIOR ELEVATIONS

A7.1







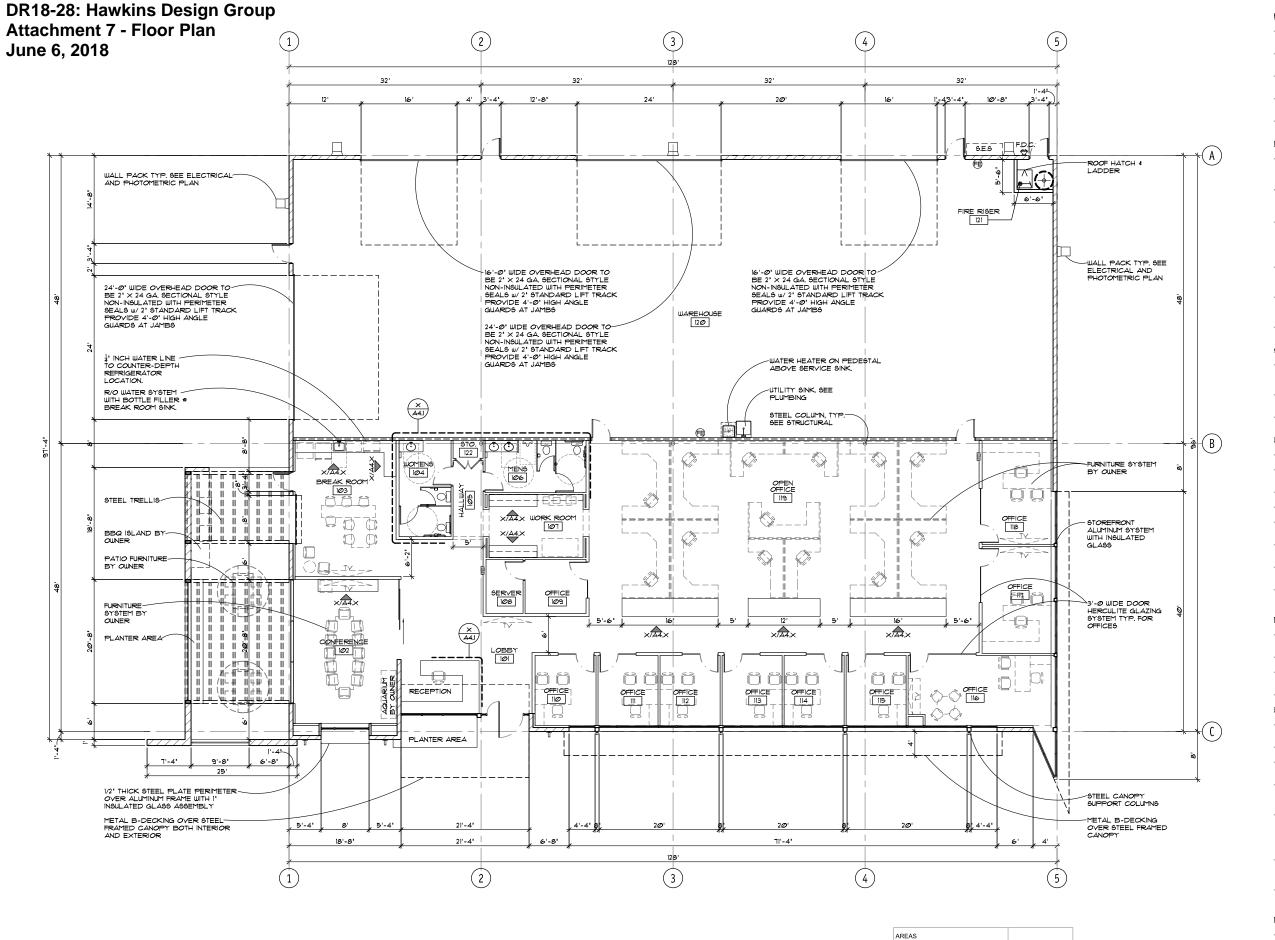












OFFICE AREA

WAREHOUSE AREA

BUILDING FIRST FLOOR TOTAL:

6.034 S.F.

6.240 S.F.

FLOOR PLAN

- CONFERENCE, OFFICES & OPEN OFFICE TO BE CARPETED AND (VINYL/CARPET) BASE UN.O.
- LOBBY, BREAK ROOM, HALLWAY, AND TOILET ROOM TO BE CERAMIC TILE AND BASE
- WORK ROOM AND SERVER ROOM TO BE VCT AND RUBBER BASE
- WAREHOUSE TO BE VOLC COMP OR EQUAL SEALED CONCRETE
- S.E.S. ROOM 4 FIRE RISER ROOM TO BE EXPOSED CONCRETE

- ALL INTERIOR WALLS TO BE 5/8' TYPE-X GYP. BD. OVER STEEL FRAMING. TEXTURED FINISHED (TWO COATS LATEX PAINT) U.N.O.
- ALL WALLS IN CONFERENCE ROOM AND OFFICES ARE TO HAVE R-11 BATT INSULATION/SOUND
- TOILET ROOMS TO BE FULL HEIGHT CERAMIC TILE AT PLUMBING/GRAB BAR WALLS AND CERAMIC TILE WALLWAINSCOT (4'-Ø' AFF.) AT REMAINING WALLS OVER WRGB 'GREENBOARD' AT WET WALL AND ADJACENT
- UTILITY AND MOP SINK LOCATED AT WAREHOUSE TO BE FRP WAINSCOT (4'-0' AFF.) OVER WRGB 'GREENBOARD' AT WET WALL
- FURRING AT EXTERIOR WALLS TO BE 3-5/8' STEEL STUD W/ R-II FIBERGLASS INSULATION FULL HEIGHT TO ROOF DECK INSULATION
- UNINGULATED EXTERIOR WALLS AT WAREHOUSE TO BE EXPOSED MASONRY (PAINTED)

CEILINGS:

- LOBBY, CONFERENCE, BREAK ROOM, OPEN OFFICE, WAREHOUSE, SE.S., 4 FIRE RISER ROOM TO BE OPEN TO STRUCTURE
- OFFICE, WORK & SERVER CEILINGS TO BE ARMSTRONG SECOND LOOK 2' x 4' SUSPENDED CEILING
- TOILET ROOM 4 HALLWAY CEILINGS TO BE 'HARD LID' TYPE-X GYP. BD. CEILINGS

DOORS / WINDOWS:

- . ENTRY DOOR TO BE PIVOT GLASS DOOR
- OFFICES TO HAVE HERCHLITE INTERIOR OF ATING.
- ALL INTERIOR GLASS TO BE CLEAR
- . CONFERENCE DOOR TO BE SLIDING GLASS DOOR
- BREAK ROOM EXTERIOR DOOR TO BE INSULATED GLASS & OVERHEAD INSULATED GLASS DOOR
- WAREHOUSE EXTERIOR MAN DOORS TO BE STEEL DOORS IN HOLLOW METAL FRAME
- EXTERIOR OVERHEAD DOORS TO BE UN-INSULATED 124
 GA. SECTIONAL DOORS
- · ALL EXTERIOR WINDOW TO BE STOREFRONT ALUMINUM

MECHANICAL / PLUMBING

- · ALL OFFICE AND SHOWROOM SPACE TO BE AIR
- . WAREHOUSE TO BE EVAP. COOLING
- WAREHOUSE TO HAVE FLOOR DRAIN AND SAND / OIL INTERCEPTOR
- . MULTI-USER TOILET ROOMS TO HAVE FLOOR DRAIN

- PROVIDE WALL PACKS BUILDING MOUNT FOR SECURITY LIGHTING FULL PERIMETER OF EXTERIOR
- PROVIDE POLE LIGHTING AT PARKING AREAS SITE
- PROVIDE LED W/ EMERGENCY BATTERY BACK/UP AT EXTERIOR EXIT DOORS
- ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA A PHOTOCELL (DUSK TO DAWN) OR TIME
- PROVIDE A VARIETY OF LED LIGHT FIXTURES AT LOBBY, CONFERENCE, BREAK ROOM, HALLWAY, TOILET ROOM, OFFICES, SERVER 4 OPEN OFFICES (FIXTURES TO BE PROVIDED BY OWNER, CONTRACTOR TO PROVIDE WIRE/INSTALLATION)
- PROVIDE HI BAY LED LIGHTING AT WAREHOUSE (FIXTURE TO BE PROVIDED BY OWNER (CONTRACTOR TO PROVIDE WIRE/INSTALLATION)
- PROVIDE CONDUIT 4 J-BOX FOR AUTOMATIC GATE CONTROLLERS AT YARD GATES PER SITE PLAN

MILLWORK / FURNITURE:

ALL MILLWORK BASE AND UPPERS TO HAVE AN ALLOWANCE BY G.C. INCLUDING BUILT-IN RECEPTION DESK.



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HAWKINS DESIGN **GROUP**

NWC N. HORNE AND W. HARWELL GII BERT ARIZONA 85233

10-10-2017

05-03-2018

05-10-2018

PRICING SET-REVISED

PRF-APP SUBMITTAL 12-27-2017

DR SUBMITTAL 02-14-2018 BLANKS MEETING

2ND DR SUBMITTAL

The architectural design and data

A2.1



(1)
Material: Paint
Manufacturer: Dunn Edwards
Color: 'Silver Polish'
Color Number: DE6374



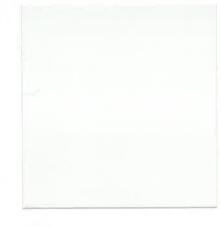
Material: Paint
Manufacturer: Dunn Edwards
Color: 'Boat Anchor'
Color Number: DE6377



Material: Paint
Manufacturer: Dunn Edwards
Color: 'Castle Rock'
Color Number: DE6375



Material: Paint
Manufacturer: Dunn Edwards
Color: 'Turbulent Sea'
Color Number: DE5803



Material: Paint
Manufacturer: Dunn Edwards
Color: 'Lace Veil'
Color Number: DE6372



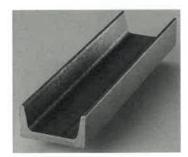
FI Material: Pre-Finished Color: 'Clear Anodized'
Storefront Color Number: AC-2
Manufacturer: Arcadia



Material: Exterior Insulated Color: As noted Finish System Color No.: As noted



Regular Struck Color: As noted
Concrete Color No.: As noted
Masonry Unit



Material: Steel Channel
/ Lintel / I-Beam
Color: As noted
Color Number: As noted



Material: Insulated Glazing

Manufacturer: VITRO

Color: 'Blue Reflective'

Refer to A7 Building Elevation

Sheets for Glass specification



HAWKINS DESIGN GROUP

NWC N. HORNE AND W. HARWELL GILBERT, AZ 85233

JANUARY 30, 2018





The Artist Rendering & Material Specifications are for conceptual design only and should not be referred to as a construction document - See A7 Building Elevation Sheets for actual specifications

DR18-28: Hawkins Design Group Attachment 8 - Colors and Materials June 6, 2018